

Chairperson John R. Clark  
Vice-Chairperson Michael Parks  
Parliamentarian Don Maxwell



Commissioners  
Michael Beckendorf  
John Bond  
Helen Chavarria  
Ralph Davila  
Robert Horton  
G.H. Jones

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
WORKSHOP MEETING  
THURSDAY, MAY 22, 2008  
AT 5:00 P.M.  
BASEMENT TRAINING ROOM, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

### **1. CALL TO ORDER.**

Chairperson Clark called the workshop meeting to order at 5:05 p.m.

Commission members present: Mr. Johnny Bond, Mr. John R. Clark, Mr. Ralph Davila, Mr. Robert Horton, Mr. G.H. Jones, Mr. Don Maxwell, and Mr. Michael Parks.

Commission member absent: Ms. Helen Chavarria.

Staff members present: Mr. Kevin Russell, Director of Development Services; Mrs. Lindsey Guindi, Planning Manager; Mr. Randy Haynes, Staff Planner; Mr. Michael Gary, Assistant City Attorney; Mr. Lee Veness, Assistant City Attorney; and Ms. Kelli Hill, Planning Intern.

### **2. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF May 22, 2008 (Questions may be directed to staff, no action will be taken).**

Agenda items were reviewed.

Staff explained that an agreement had been worked out with regard to Regular Agenda item #4. It was removed from the meeting agenda.

Ms. Lindsey Guindi summarized a 15-page memorandum for Regular Agenda item #9.

Regarding a recent case considered by the Zoning Board of Adjustment, Chairperson Clark wanted it on the record that he rose to the staff's defense on the statement made by a member of the Board that staff should have been more diligent and done a background check on the establishment before a

building permit was issued. Chairperson Clark added that he thinks requiring background checks anytime someone leases a building would be almost impossible and discriminatory.

Commissioner Maxwell requested that the staff continue to provide sample motions for use by the Commission. Chairperson Clark added that sample motions were important because they might embolden someone to make a motion so a discussion can start.

Commissioner Parks stated that the city should consider classifying an adult use under a conditional use in an industrial zone because of health issues that may arise from the location of an establishment in an industrialized area.

### **3. DISCUSSION ON THE TEXAS APA “FUNDAMENTALS OF URBAN PLANNING” VIDEO.**

There was none. The video was not viewed.

### **4. FUTURE AGENDA ITEMS (A Planning and Zoning Commission Member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).**

Commissioner Parks requested to add the issue of inclusionary zoning issue on a future workshop meeting agenda.

Ms. Guindi reminded that the next P&Z meeting is scheduled for June 5<sup>th</sup>.

Chairperson Clark stated that he will be out of town for both regular meetings in July.

Commissioner Parks suggested a video for a future workshop that does not have a long agenda.

### **5. STAFF ANNOUNCEMENTS.**

Ms. Guindi introduced the new Director of Transportation Mr. Dale Picha, who will be presenting transportation-related items to the Commission.

### **6. ADJOURN.**

Without objection, Chairperson Clark adjourned the workshop meeting at 5:50 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on this the 19<sup>th</sup> day of **June, 2008**.

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John R. Clark, Chairperson  
Planning & Zoning Commission  
City of Bryan, Texas

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Lindsey Guindi, Planning Manager and  
Secretary to the Planning and Zoning  
Commission